104.0	0001	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,700 /	951,700
					USE VALUE:	951,700 /	951,700
					ASSESSED:	951,700 /	951,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVINE THOMAS F & RITA C
Owner 2:	
Owner 3:	
Street 1:	19 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .294 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12800.000	388,900		562,800	951,700
Total Card	0.294	388,900		562,800	951,700
Total Parcel	0.294	388,900		562,800	951,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.62 | /Parcel: 429.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66635

GIS Ref

GIS Ref

Insp Date 09/14/18

!8240!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,900	0	12,800.	562,800	951,700		Year end	12/23/2021
2021	101	FV	377,600	0	12,800.	562,800	940,400		Year End Roll	12/10/2020
2020	101	FV	377,600	0	12,800.	562,800	940,400	940,400	Year End Roll	12/18/2019
2019	101	FV	268,900	0	12,800.	562,800	831,700	831,700	Year End Roll	1/3/2019
2018	101	FV	268,900	0	12,800.	482,400	751,300	751,300	Year End Roll	12/20/2017
2017	101	FV	268,900	0	12,800.	450,200	719,100	719,100	Year End Roll	1/3/2017
2016	101	FV	268,900	0	12,800.	385,900	654,800	654,800	Year End	1/4/2016
2015	101	FV	257,800	0	12,800.	345,700	603,500	603,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:58:54

LAST REV

Date	Time
10/02/18	10:08:18
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	914-65		12/1/1978		71,000	No	No		Y

USER DEFINED

Prior Id # 1:	66635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1655	Demoliti	16,000					
4/4/2012	320	Re-Roof	7,495					
1/6/2012	11	Manual	7,000					repair termite dam

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12800		Sq. Ft.	Site		0	70.	0.63	4									562,804						562,800	

Total AC/HA:	0.29385	Total SF/SM:	12800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	562,804	Spl Credit		Total:	562,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12399781
Const Adj.:	0.99989998
Adj $ / SQ:	157.344
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477756
Depreciation:	88863
Depreciated Total:	388893

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

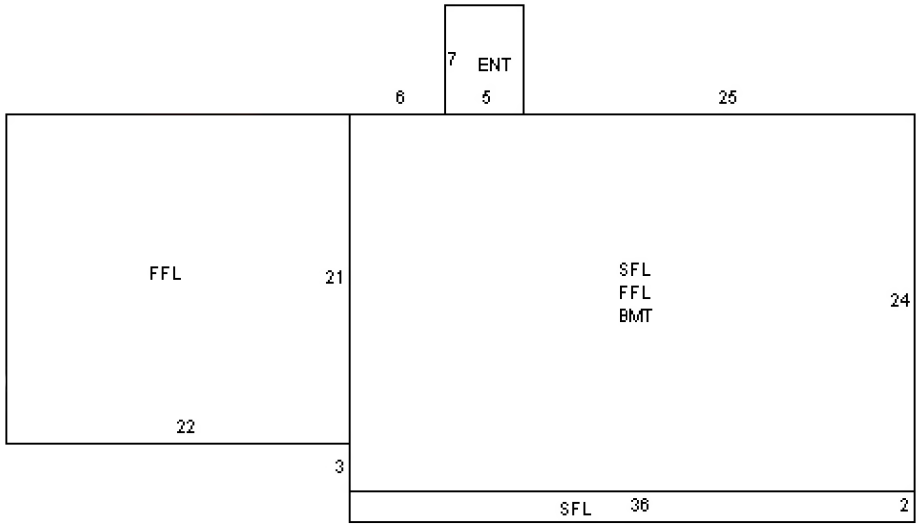
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.34
Special Features:	0	Val/Su Net:	124.89
Final Total:	388900	Val/Su SzAd	175.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	157.340	208,638
SFL	Second Floor	889	157.340	139,910
BMT	Basement	864	47.200	40,784
ENT	ENTRY	35	26.400	924

Net Sketched Area:	3,114	Total:	390,256
Size Ad	2215.1999	Gross Area	3161	FinArea	2215
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

104.0-0001-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1989	0.00	T	24	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	